

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	The Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833				
OWNER	Bannon Investors Ltd., 7919 Folsom Boulevard #150, Sacramento, CA 95825				
PLANS BY	The Spink Corporation				
FILING DATE	4-14-89	ENVIR. DET.	ND 8-21-87	REPORT BY	PW:rt
ASSESSOR'S PCL. NO.	274-0410-008,012				

- APPLICATION:**
- A. Negative Declaration;
 - B. Amend General Plan for 3.7± vacant acres from Low Density Residential to Regional Commercial and Office and 3.7± vacant acres from Regional Commercial and Office to Low Density Residential;
 - C. Amend the 1988 South Natomas Community Plan for 3.7± vacant acres from Medium Density Residential to office and 3.7± vacant acres from Office to Medium Density Residential;
 - D. Rezone 3.7± vacant acres from Multi-Family Planned Unit Development (R-2B-PUD) to Office Planned Unit Development (OB-PUD) and 3.7± vacant acres from Office Planned Unit Development (OB-PUD) to Multi-Family Planned Unit Development (R-2B-PUD) zones;
 - E. Amend Creekside Oaks PUD Schematic Plan to allow an office building in place of a senior housing designation and a senior housing designation in place of an office building.

LOCATION: Creekside Oaks PUD

PROPOSAL: The applicant is requesting the necessary entitlements to relocate existing land use and zoning designations within the Creekside Oaks PUD.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential, Regional Commercial and Office
South Natomas Community Plan Designation:	Medium Density Residential, Office
Existing Zoning of Site:	R-2B-PUD, OB-PUD
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Future park site, apartments; R-2B-PUD
South:	Offices; OB-PUD
East:	Apartments, office; R-2B-PUD, OB-PUD
West:	Offices, Bannon Slough; OB-PUD

Property Area:	Each site is 3.7± vacant acres
Square Footage of Building:	No buildings proposed
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

STAFF EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The two subject sites each consist of 3.7± vacant acres within the Creekside Oaks PUD and South Natomas Community Plan (see vicinity map). The General Plan designates the sites for Low Density Residential and Regional Commercial and Offices and zoned R-2B-PUD and OB-PUD respectively (see zoning/land use map). Each site will be described in detail in the following section of the staff report. The sites are surrounded by a mixture of office and multi-family residential uses and vacant land designated for a park and library.

B. Applicant's Proposal

The applicant is proposing to relocate existing land use and zoning designations within the Creekside Oaks Planned Unit Development (PUD). The applicant intends to exchange 3.7± acres of senior citizen housing with an equal amount of office designation at two distinct locations within the PUD. The existing senior housing designation is located northeast of the intersection of Natomas Park Drive and Capital Park Drive. The existing office designation is located at the southwest corner of Millcreek Drive and Truxel Road. The table below indicates the existing and proposed land use and zoning designations:

<u>Site</u>	<u>Size</u>	<u>Existing Zoning</u>	<u>Existing Designation</u>	<u>Proposed Zoning</u>	<u>Proposed Desig.</u>
Natomas Park Drive/ Capital Park Drive	3.7± ac.	R-2B-PUD	Medium Density Res.Sr. Housing	OB-PUD	Office
Millcreek Drive/ Truxel Road	3.7± ac.	OB-PUD	Office	R-2B-PUD	Medium Density Sr.Housing

The Millcreek/Truxel site is part of an overall 11.1± acre parcel. Only the northern 3.7± acre portion will be redesignated for senior housing. The applicant's request essentially represents an equal trade of land uses in terms of acreage and intensity. The current application does not request any development of either site. The applicant must apply for further entitlements prior to development of either site. Detailed site plans, floor plans and elevations must be submitted for review and approval by the Planning Commission as part of the special permit requirement.

C. Staff Evaluation

The applicant indicates that the reason for the request is to better locate the senior housing within close walking distance to shopping centers, public transit and the proposed library and community center within the PUD. Staff concurs with this position. The proposed senior housing site along Truxel will be directly adjacent to the proposed library/park site as well as easy walking distance from three shopping areas at the intersection of El Camino and Truxel. Staff does have some concerns regarding noise generated from Truxel and its potential impacts on the senior housing. The City's Environmental Division has indicated that with proper landscaping and building design, traffic noise from Truxel Road should be mitigated to a less than significant level. The project will be further reviewed in detail in terms of design, landscaping and any associated possible impacts at time of special permit submittal.

The parcel on which the office designation is proposed contains 4.8+ vacant acres. The applicant proposes to utilize 3.7+ acres; the western strip of this site is comprised of 1.1+ acres of Bannon Slough which is not developable and is to be conserved in open space. This Millcreek Drive/Capital Park Drive site is appropriate for future office development. The site is surrounded to the north by a future health club and existing apartments to the east, west, and south is entirely office development. The office designation would be compatible with the surrounding land uses and should allow for a good office park setting. Again, the current request is for the purposes of transferring land use designations within an existing PUD and will not allow for any development to occur on either site. Under subsequent entitlements (special permit), the applicant will be required to provide any necessary studies and comply with any mitigation measures or conditions of approval. Future development will be required to participate in a Facilities Benefit Assessment (FBA) District or other fair share and appropriate financing mechanisms to finance needed public infrastructure and community facilities to mitigate identified traffic impacts.

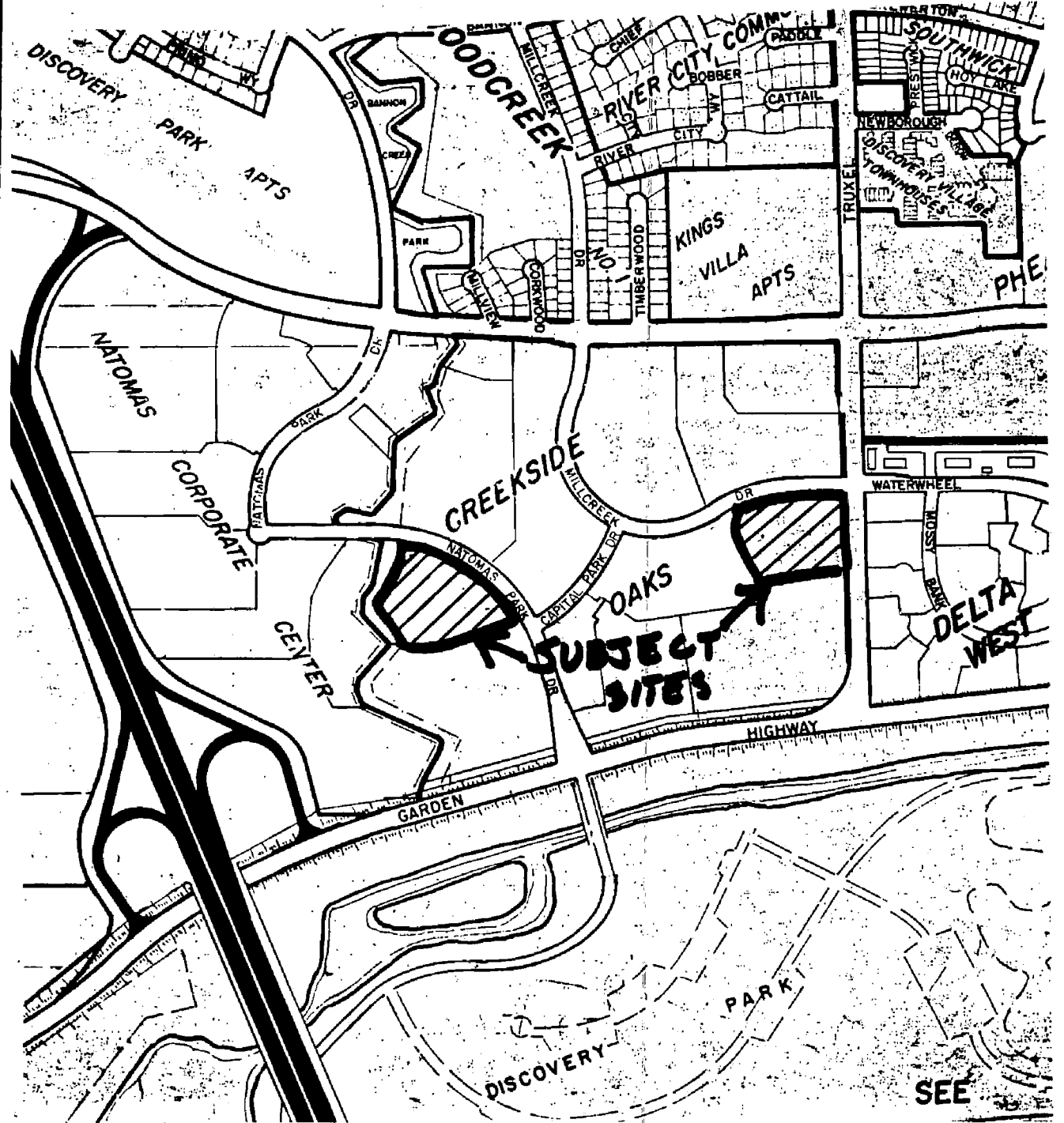
D. Agency Review

The proposal was reviewed by the City's Engineering, Traffic Engineering and Environmental Division as well as the Natomas Community Association. No comments were received.

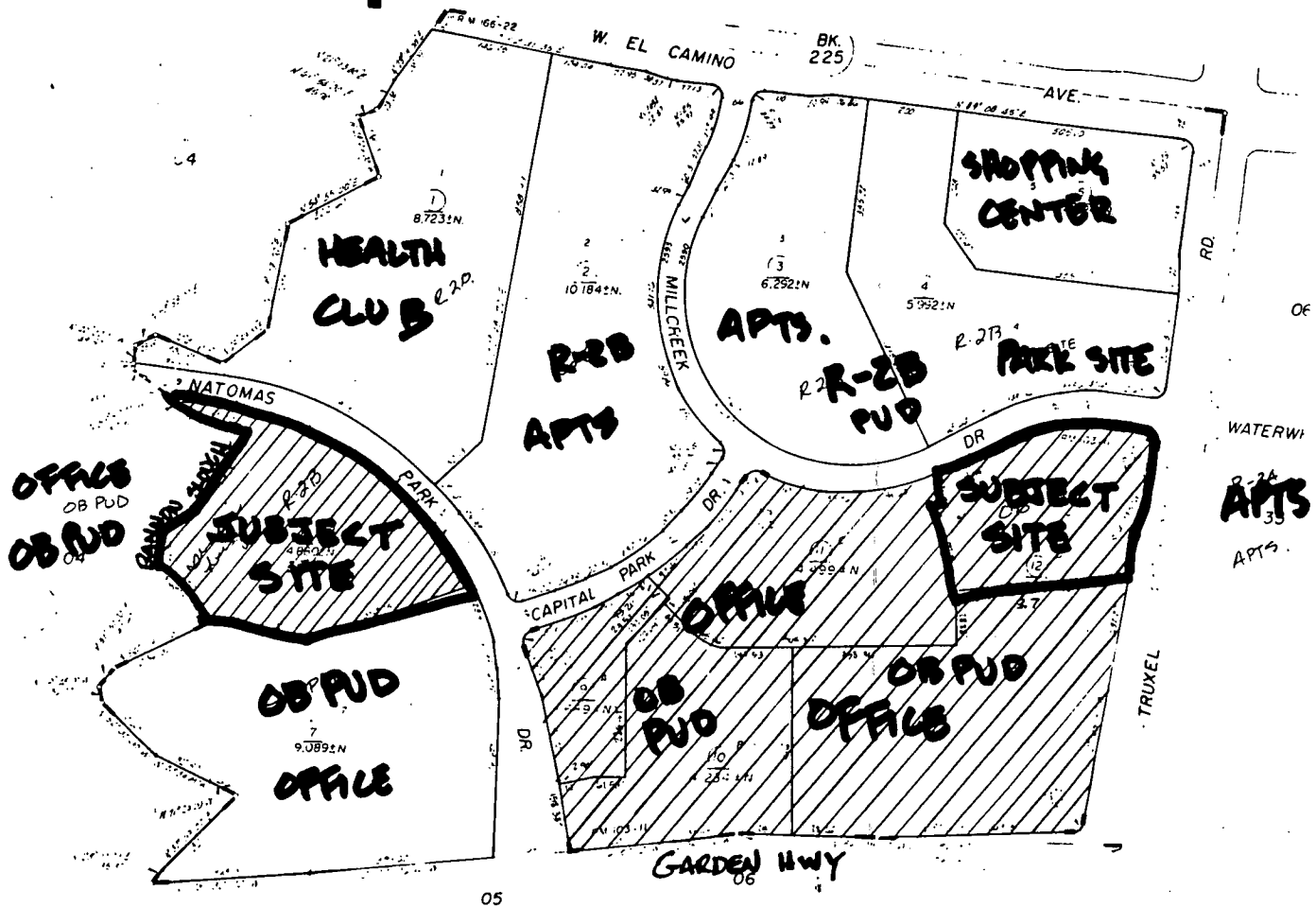
ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have adverse environmental impacts and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the Commission take the following action:

- A. Ratify the Negative Declaration;
- B. Recommend approval to amend the General Plan for 3.7± vacant acres from Low Density Residential to Regional Commercial and Office and 3.7± vacant acres from Regional Commercial and Office to Low Density Residential and forward to City Council;
- C. Recommend approval to amend the South Natomas Community Plan for 3.7± vacant acres from Medium Density Residential to Office and 3.7± vacant acres from Office to Medium Density Residential and forward to City Council;
- D. Recommend approval to rezone 3.7± vacant acres from R-2B-PUD to OB-PUD and 3.7± vacant acres from OB-PUD to R-2B-PUD and forward to City Council; and
- E. Recommend approval to amend the Creekside Oaks PUD schematic plan to allow an office building in place of a senior housing designation and a senior housing designation in place of an office building and forward to City Council.

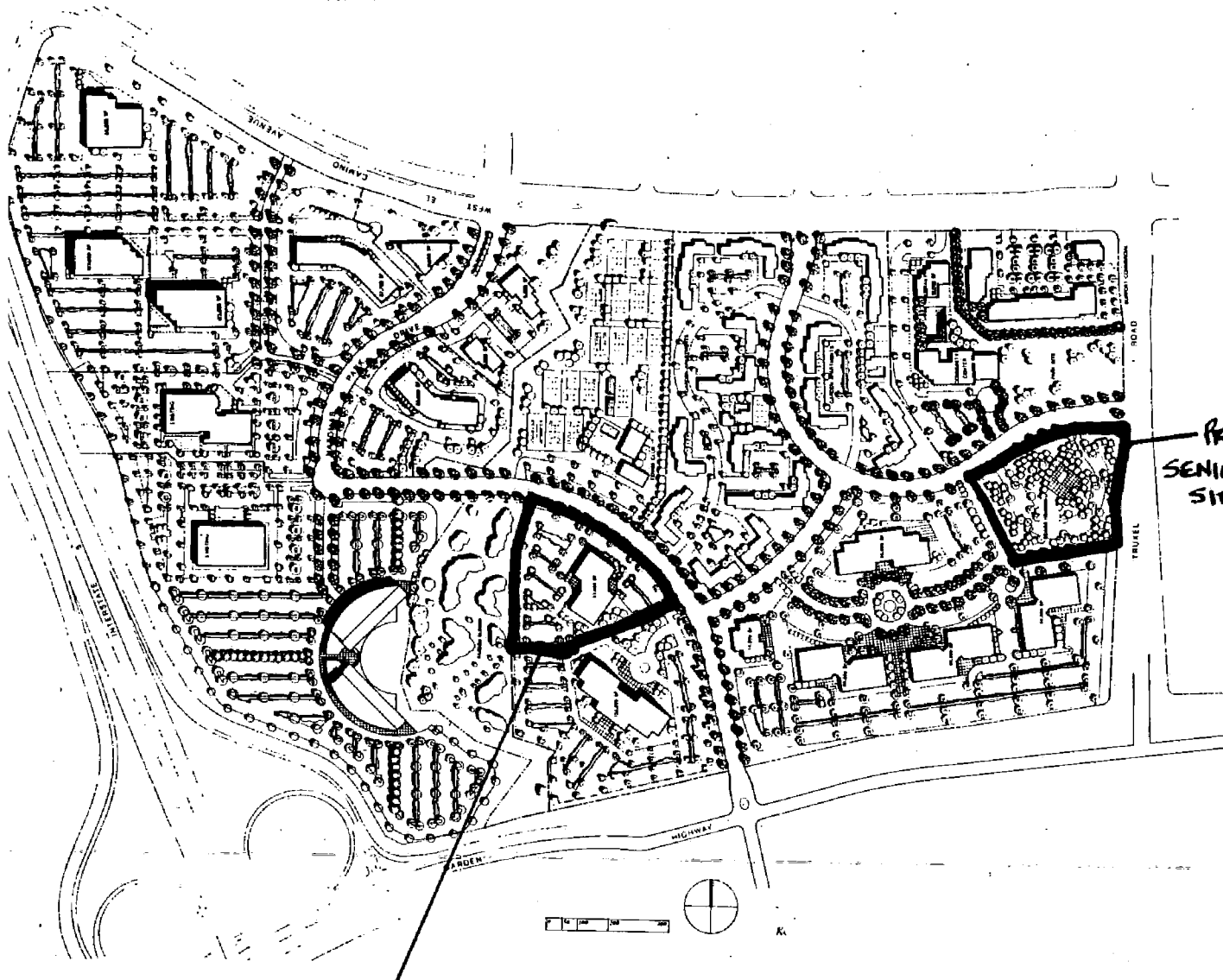


VICINITY MAP



LAND USE & ZONING MAP

**CREEKSIDE OAKS PUD
SCHEMATIC PLAN AMENDMENT**



PROPOSED
SENIOR HOUSING
SITE

PROPOSED OFFICE
SITE

REZONE / PLAN AMENDMENTS

FROM OR PUD
TO R-28 PUD
FROM REGIONAL
COM/OFFICE
TO MEDIUM DENSITY
RES.

CRESKAIDE CARS
PUD

FROM R-28 PUD
TO OR PUD
FROM MEDIUM DENSITY RES.
TO REGIONAL COM/OFFICE

